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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(*Plg.I (1)*)

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN SHAIKPET (V) AND 102/P OF HAKIMPET (V) SITUATED AT ROAD NO.37, JUBILEE HILLS, HYDERABAD.

[*Memo No. 900/Plg.I(1)/2018, Municipal Administration & Urban Development (Plg.I (1)), 31st July, 2020.*]

The following draft variation to the land use envisaged in the Revised Master Plan for Erstwhile MCH area (HMDA Core Area) for GHMC Circle - X (old circle-V) vide G.O.Ms No.363, MA, dt:21.08.2010, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site is in Premises House bearing No. 8-2-293/82/A/738 on Plot No.738/A in Sy. No.403/1 (Old), 120 (New) of Shaikpet (V) and 102/P of Hakimpet (V) situated at Road No.37, Jubilee Hills, Hyderabad to an extent of 1107 Sq. yds. or 926 Sq. Mts. which is presently earmarked for Residential use zone as per the erstwhile Revised Development (Master Plan) of Erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area) GHMC Circle-X (Old Circle No.V) which was notified vide G.O.Ms.No.363, MA, Dt:21.08.2010 is now proposed to be designated as Commercial use zone **subject to the following conditions:**

- a. The applicant shall pay the Development / Conversion charges for change of land use to HMDA as per rules in force, before issue of final orders.
- b. The applicant shall pay the processing charges and publication charges and any other charges to HMDA as per rules in force, before issue of final orders.
- c. The applicant shall demolish the existing structure before taking up any new development.
- d. The applicant shall handover master plan road affected area if any to the Local Body through registered gift deed at free of cost.
- e. The applicant shall comply with the conditions laid down in the G.O.Ms No.168, dt:07.04.2012 & in the G.O.Ms.No.363, MA, dt: 21.08.2010.
- f. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- g. The applicant is whole responsible for any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
- h. If there is any court case is pending in the court of law, the applicant / developer shall be responsible for settlement of the same and if any court orders against the applicant / developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notice and action will be taken as per law.
- i. The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- j. CLU shall not be used as proof of any title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- k. The conversion charges / change of land use charges are not paid within thirty (30) days the order of CLU will be withdrawn without any further notice.
- l. The applicant shall not disturb the Natural position of the Nala / Channal if any passing through the site.
- m. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- n. The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- o. The applicant shall pay the applicable impact fee for the category "C" only as per G.O.Ms.No.766, dt:18.10.2007 to GHMC at the time of taking building permission.

SCHEDULE OF BOUNDARIES

North	:	50 feet wide BT surface road.
South	:	Open space (Park with rocky hills area)
East	:	Existing commercial building in Plot No.739-A
West	:	Existing Residential apartments building in Plot No.737-A.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM FOREST TO PUBLIC & SEMI-PUBLIC USE ZONE (REGIONAL DIRECTOR SSER, HYDERABAD, MINISTRY OF CORPORATE AFFAIRS) IN THATTIANNARAM (V), HAYATHNAGAR (M), R.R. DISTRICT.

***[Memo No. 12944/Plg.I(1)/2019, Municipal Administration & Urban Development (Plg.I (1)),
31st July, 2020.]***

The following draft variation to the land use envisaged notified Master Plan-2021, vide G.O.Ms.No.288, MA, dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy.No.127/1 situated at Thattiannaram (V), Hayathnagar (M), R.R. District to an extent of Ac.02-00 Gts. which is presently earmarked for Forest use zone in the notified Master Plan - 2020 for Hayathnagar segment vide G.O.Ms.No.288, MA&UD, dt:03.04.2008 is now proposed to be designated as Public & Semi public use zone **subject to the following conditions:**

1. The applicant shall pay the Development / conversion charges to HMDA as per rules in force before issue of final orders.
2. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt. 07.04.2012.
3. The applicant shall obtain prior permission from HMDA before under taking any development on the site under reference.
4. If any dispute occur regarding ownership of the applicant will be the whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigation occurs, the change of land use orders will be withdrawn without any notice.
6. The CLU shall not be used as proof of any title of the land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
8. The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. If the Conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.

SCHEDULE OF BOUNDARIES

North	:	Sy. No.127/1 of Thattiannaram (V).
South	:	Sy. No.127/1 of Thattiannaram (V).
East	:	Sy. No.127/1 of Thattiannaram (V).
West	:	Sy. No.127/1 of Thattiannaram (V).

ARVIND KUMAR,

Principal Secretary to Government.

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